

RECORD OF PROCEEDINGS

ORDINANCE NO. 5-1995

AN ORDINANCE AMENDING THE TOWN OF FLEMING ZONING ORDINANCE.

BE IT ORDAINED BY THE TOWN COUNCIL OF FLEMING, COLORADO:

THAT Section 2-07 be added as follows:

2-07. Downtown Business Building Requirements

When any building, construction or remodeling of any kind is proposed for the downtown business district, the following acceptable similarity appearance standards shall be met:

(A) Shall be sited on a lot so that the placement is consistent and compatible with the placement of other businesses in the downtown area.

(B) Has the appearance of traditional business buildings in the downtown area by being a permanent structure set on a permanent foundation; be aesthetically pleasing and complimentary to the business district by using exterior building materials consistent with adjacent buildings. If the adjacent building does not meet current zoning regulations or has been granted a variance from the current zoning regulations, then "adjacent buildings" shall include other buildings in the district.

THAT Section 4-03 (A) (2), referring to front yard setbacks for the business district, be changed to read: *Scan Doc 0125*

Business: Zero (0) feet.

THAT the following paragraph shall be added to Section 7-02 (B) as follows:

When building or development is proposed for an empty or undeveloped lot or area, the application for building permit shall include a boundary survey prepared by a licensed surveyor, and a plan for drainage control for the property to be built upon or developed.

THAT any other sections or Ordinance #1-1974, as amended, which are in conflict or inconsistent with this new ordinance, are hereby repealed; PROVIDED, HOWEVER, that the repeal of any ordinance or parts of ordinances of the Town of Fleming shall not revive any other section of any ordinance or ordinances heretofore repealed or superseded.

THIS Ordinance # 5-1995, shall become effective upon its final reading and option.

INTRODUCED, READ AND ORDERED POSTED IN THE FOLLOWING THREE PLACES, UPON FIRST READING THIS 11TH DAY OF JULY, 1995.